

046.0

0003

0019.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
680,100 / 680,100
680,100 / 680,100
680,100 / 680,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
109 A		MEDFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MANSON CYNTHIA/TRUSTEE	
Owner 2: LA VALLEE TIMOTHY J/TRUSTEE	
Owner 3:	

Street 1: 109A MEDFORD STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MANSON CYNTHIA/ETAL -

Owner 2: LA VALLEE TIMOTHY J -

Street 1: 109A MEDFORD STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1965, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
101	One Family		5623	Sq. Ft.	Site			0	80.	0.94	1			Med. Tr		-5 Easemen	-5			425,033							425,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5623.000	255,100		425,000	680,100		32707
							GIS Ref
							GIS Ref
							Insp Date
							12/04/18


Patriot
Properties Inc.

!3908!

USER DEFINED

Prior Id # 1:	32707
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/29/21	23:46:32
LAST REV	
Date	Time
05/14/19	14:56:13
apro	
	3908
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	255,100	0	5,623.	425,000	680,100		Year end	12/23/2021
2021	101	FV	246,400	0	5,623.	425,000	671,400		Year End Roll	12/10/2020
2020	101	FV	246,400	0	5,623.	425,000	671,400		Year End Roll	12/18/2019
2019	101	FV	205,900	0	5,623.	451,600	657,500		Year End Roll	1/3/2019
2018	101	FV	205,900	0	5,623.	329,400	535,300		Year End Roll	12/20/2017
2017	101	FV	205,900	0	5,623.	286,900	492,800		Year End Roll	1/3/2017
2016	101	FV	205,900	0	5,623.	244,400	450,300		Year End	1/4/2016
2015	101	FV	198,300	0	5,623.	239,100	437,400		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANSON CYNTHIA/	59492-405		7/11/2012	Convenience		10	No	No	
MEANEY AGNES	26611-155		8/26/1996		152,500	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/16/1999	79	Redo Bat	3,000					REMODEL BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2018	MEAS&NOTICE	HS	Hanne S
5/5/2009	Meas/Inspect	189	PATRIOT
4/24/2000	Inspected	263	PATRIOT
3/8/2000	Measured	263	PATRIOT
8/19/1993		AS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.12909

Total SF/SM: 5623

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

425,033

Spl Credit

Total: 425,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 5 - Cape	1	Rating: Average						COMMON DRIVEWAY SINK IN BMT.										
Sty Ht: 1T - 1 & 3/4 Sty		A Bath: 1	Rating: Good															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:															
Foundation: 1 - Concrete		A 3QBth:	Rating:															
Frame: 1 - Wood		1/2 Bath:	Rating:															
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:															
Sec Wall:	%	OthrFix: 1	Rating: Average															
Roof Struct: 1 - Gable		OTHER FEATURES																
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Average															
Color: WHITE		A Kits:	Rating:															
View / Desir:		Fpl: 1	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average		CONDOS INFORMATION																
Year Blt: 1965	Eff Yr Blt:	Location:																
Alt LUC:	Alt %:	Total Units:																
Jurisdct:	Fact: .	Floor:																
Const Mod:		% Own:																
Lump Sum Adj:		Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD		Phys Cond: AV - Average	31. %	Exterior:		No Unit	RMS	BRS	FL									
Prim Int Wal 1 - Drywall		Functional:	%	Interior:		1	6	3										
Sec Int Wall:	%	Economic:	%	Additions:														
Partition: T - Typical		Special:	%	Kitchen:														
Prim Floors: 3 - Hardwood		Override:	%	Baths: 1999														
Sec Floors: 4 - Carpet	20 %	Total:	31 %	Plumbing:														
Bsmnt Flr: 12 - Concrete				Electric:														
Subfloor:				Heating:														
Bsmnt Gar:				General:														
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:									
SPEC FEATURES/YARD ITEMS								PARCEL ID	046.0-0003-0019.B									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:						